

**Emerald Highland
Homeowners Association Annual Meeting
P.O. Box 3783
Sequim, WA 98382
October 13, 2015**

President Sue Nelson called the meeting to order at 6:00 PM. The Secretary certified that a quorum made up of lot owners and proxies representing 75 out of 149 lot owners was present.

The President introduced the board members and asked for a motion to approve the 2014 Annual Meeting minutes. Bob Anundson so moved and Michael Rau seconded. The minutes were approved by a voice vote.

GENERAL

President Sue Nelson stated that there were no major issues addressed by the board in the 2014-2015 fiscal year. The board did recently approve the removal of the trees along the south side of the Tract A pond which were blocking the views of the adjacent EHHA home owners. The question was asked as to who is responsible for maintaining the fences around the pond. President Nelson responded that the City is responsible.

FINANCE

Treasurer Ruth Stockdill submitted the Financial Report for the 2014-2015 fiscal year. The income for fiscal year 2013-2014 was \$17,072.73 while expenses were \$14,801.53. Checking account balance is \$7,297.58 after transferring \$3,000.00 to the contingency fund resulting in a total contingency fund balance of \$88,541.01. The President asked that the 2014-2015 Financial Report be approved. Bob Anundson so moved and Michael Rau seconded. The 2014-2015 Expense Report was approved by voice vote.

Ruth Stockdill then submitted the Proposed Budget for 2015-2016 year. The President asked that the 2015-2016 Proposed Budget for \$17,300 be approved. This is the same amount as the current year. Kris Ecklund so moved and Michael Rau seconded. The 2015-2016 Proposed Budget was approved by voice vote.

Ruth also noted that one foreclosure lien had been removed and there is only one left.

ARCHITECTURAL COMMITTEE

Chairman Arlyn Nelson reported there was one new home plan reviewed and approved with construction starting this week. The home on Lot 130 has been completed. In addition there were 21 other actions taken this past year, mainly paint color changes and minor landscape revisions.

CC&R COMMITTEE

In lieu of a committee, Sue has dealt with complaints as they occur. Sue requested volunteers for the CC&R committee.

CERT

Bob Mills, CERT President, presented a program explaining the purpose of CERT and its importance to the neighborhood. The physical constraints of our location make being prepared to handle emergency situations very important. Our area has a history of having large earthquakes occurring here in the past and it is the responsibility of each person to be prepared to handle this type of emergency. Each person should have emergency provisions to last them for three weeks including a gallon of water per person per day. While Emerald Highlands is outside of the City of Sequim liquefaction zone the possibility of getting help here during such a disaster will be very low. Most roadway bridges were probably not built to the current seismic requirements and the local emergency responder headquarters are actually located within the City of Sequim liquefaction zone. Bob provided emergency preparedness handouts. He also urged members to attend CERT training classes with the first one to be on Saturday October 17, 2015 with two additional days of training to follow.

New Business:

ELECTION OF NEW BOARD MEMBERS

Gale Anundson was recommended as a new board candidate. Gale has been past treasurer for several groups and would be a good addition to the board. A motion for approval was made by Kris Ecklund and seconded by Michael Rau. The motion was approved by voice vote.

TRASH DISPOSAL

The President asked a motion be made to approve the Board's recommendation to revise **Article VI, Paragraph F of the CC&Rs titled Trash Disposal** to state the following: All garbage and other waste shall be kept in conventional

sanitary containers for proper disposal, said containers to be placed out of view from roadways or adjacent sites except *p.m. the day before collection and removal* on normal day of collection. A motion for approval was made by Arlyn Nelson and seconded by Michael Rau. The motion was approved by voice vote.

FORECLOSURE LIENS

The President asked a motion be made to approve the Board's recommendation to revise **Article II, Paragraph F of the CC&Rs titled Subordination of lien to Mortgages** as follows: The lien of the assessments provided for in this Declaration shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment or lien. Discussion clarified the need to delete the rest of the current text in paragraph F which denies EHHA be reimbursed for a lien on a property purchased under foreclosure conditions. Legal advice indicated the text is not needed; but is often included in CC&Rs in order to encourage lenders to make loans on properties. A motion for approval was made by Charlie Pugh and seconded by Michael Rau. The motion was approved by voice vote.

BOOK EXCHANGE IDEA

A question was asked if there was any interest in having a library book box where used books could be swapped. There did not appear to be any interest at this time.

POTLUCK

This year's outstanding potluck dinner was organized by board member Leif Olson and his wife Donna. Thank you! President Sue Nelson asked if there was any interest in holding a potluck dinner before the next annual meeting. Audience response was overwhelmingly in favor of the activity, especially since it allows people to attend and arrive at the annual meeting before darkness.

THANK YOU

Bob Anundson recognized outgoing President Sue Nelson for her many years of outstanding service to the Emerald Highlands Homeowners Association.

ADJOURNMENT

Bob Anundson moved to adjourn and Mike Rau seconded. The meeting was adjourned at 6:54pm.